

**2021 NEW JERSEY HERA Special INCOME LIMITS
FOR PROJECTS PLACED IN SERVICE ON OR BEFORE 12/31/08**

The counties listed below are subject to Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289), which defines projects in service in either 2007 or 2008 as "HUD Hold Harmless Impacted project(s)". These project(s) are given special income limits as defined in part (a)(E)(ii)(II) of Section 3009.

Projects in all other counties should continue to use HUD's MTSP income limits as before.

COUNTIES	INCOME LIMIT %	1 PERSON	1.5 PERSON	2 PERSON	3 PERSON	4 PERSON	4.5 PERSON	5 PERSON	6 PERSON	7 PERSON	7.5 PERSON	8 PERSON
ATLANTIC	50%	\$29,550	\$31,650	\$33,750	\$37,950	\$42,150	\$43,850	\$45,550	\$48,900	\$52,300	\$53,975	\$55,650
	60%	\$35,460	\$37,980	\$40,500	\$45,540	\$50,580	\$52,620	\$54,660	\$58,680	\$62,760	\$64,770	\$66,780
	100%	\$59,100	\$63,300	\$67,500	\$75,900	\$84,300	\$87,700	\$91,100	\$97,800	\$104,600	\$107,950	\$111,300
BERGEN PASSAIC	50%	\$39,900	\$42,750	\$45,600	\$51,300	\$57,000	\$59,300	\$61,600	\$66,150	\$70,700	\$72,975	\$75,250
	60%	\$47,880	\$51,300	\$54,720	\$61,560	\$68,400	\$71,160	\$73,920	\$79,380	\$84,840	\$87,570	\$90,300
	100%	\$79,800	\$85,500	\$91,200	\$102,600	\$114,000	\$118,600	\$123,200	\$132,300	\$141,400	\$145,950	\$150,500
HUDSON	50%											
	60%											
	100%											
MIDDLESEX SOMERSET HUNTERDON	50%											
	60%											
	100%											
MONMOUTH OCEAN	50%	\$38,300	\$41,050	\$43,800	\$49,250	\$54,700	\$56,900	\$59,100	\$63,500	\$67,850	\$70,050	\$72,250
	60%	\$45,960	\$49,260	\$52,560	\$59,100	\$65,640	\$68,280	\$70,920	\$76,200	\$81,420	\$84,060	\$86,700
	100%	\$76,600	\$82,100	\$87,600	\$98,500	\$109,400	\$113,800	\$118,200	\$127,000	\$135,700	\$140,100	\$144,500
ESSEX MORRIS SUSSEX UNION	50%	\$37,900	\$40,600	\$43,300	\$48,700	\$54,100	\$56,275	\$58,450	\$62,800	\$67,100	\$69,275	\$71,450
	60%	\$45,480	\$48,720	\$51,960	\$58,440	\$64,920	\$67,530	\$70,140	\$75,360	\$80,520	\$83,130	\$85,740
	100%	\$75,800	\$81,200	\$86,600	\$97,400	\$108,200	\$112,550	\$116,900	\$125,600	\$134,200	\$138,550	\$142,900
BURLINGTON CAMDEN GLOUCESTER SALEM	50%	\$33,850	\$36,250	\$38,650	\$43,500	\$48,300	\$50,250	\$52,200	\$56,050	\$59,900	\$61,850	\$63,800
	60%	\$40,620	\$43,500	\$46,380	\$52,200	\$57,960	\$60,300	\$62,640	\$67,260	\$71,880	\$74,220	\$76,560
	100%	\$67,700	\$72,500	\$77,300	\$87,000	\$96,600	\$100,500	\$104,400	\$112,100	\$119,800	\$123,700	\$127,600
CAPE MAY	50%	\$30,050	\$32,200	\$34,350	\$38,650	\$42,900	\$44,625	\$46,350	\$49,800	\$53,200	\$54,925	\$56,650
	60%	\$36,060	\$38,640	\$41,220	\$46,380	\$51,480	\$53,550	\$55,620	\$59,760	\$63,840	\$65,910	\$67,980
	100%	\$60,100	\$64,400	\$68,700	\$77,300	\$85,800	\$89,250	\$92,700	\$99,600	\$106,400	\$109,850	\$113,300
WARREN	50%	\$38,850	\$41,625	\$44,400	\$49,950	\$55,500	\$57,725	\$59,950	\$64,400	\$68,850	\$71,075	\$73,300
	60%	\$46,620	\$49,950	\$53,280	\$59,940	\$66,600	\$69,270	\$71,940	\$77,280	\$82,620	\$85,290	\$87,960
	100%	\$77,700	\$83,250	\$88,800	\$99,900	\$111,000	\$115,450	\$119,900	\$128,800	\$137,700	\$142,150	\$146,600
MERCER	50%	\$39,100	\$41,900	\$44,700	\$50,300	\$55,850	\$58,100	\$60,350	\$64,800	\$69,300	\$71,525	\$73,750
	60%	\$46,920	\$50,280	\$53,640	\$60,360	\$67,020	\$69,720	\$72,420	\$77,760	\$83,160	\$85,830	\$88,500
	100%	\$78,200	\$83,800	\$89,400	\$100,600	\$111,700	\$116,200	\$120,700	\$129,600	\$138,600	\$143,050	\$147,500
CUMBERLAND	50%											
	60%											
	100%											

Source: U.S. Department of Housing and Urban Development

Effective: 4/1/2021

The information contained in this chart was compiled from information derived from the United States Department of Housing and Urban Development and is intended solely as a courtesy to assist applicants in preparation of their application for low income housing tax credits. NJHMFA is not responsible for any errors contained in this chart, typographical or otherwise. Applicants are independently responsible for charging rents which do not exceed the rent restrictions prescribed under federal law for low income housing tax credits, notwithstanding the information contained in this chart.